

Automóvel Clube do Brasil

Rua Do Passeio 90 – Centro 20021-290,
Rio de Janeiro, Brazil

Reinventing
Cities

Right in the heart of one of the most dynamic and vibrant cities of the world, the Automóvel Clube do Brasil building is an icon located in the historic centre of Rio.

The building is set on a plot of about 750 square metres at 90 Rua do Passeio Público. It is near the Lapa Aqueduct and various bars and restaurants, in a vibrant area with an intense artistic and cultural life.

In front of the Passeio Publico public historical park, the building intended for redevelopment has served as a residence, theatre, meeting place in the past, and is now of great cultural importance.

We now have the opportunity to revive this unique place by proposing new uses for it

and incorporating environmental solutions that are also in compliance with the required protection rules and preserve the architectural wealth and emblematic features of the building.

Candidates are invited to propose an innovative, sustainable project that would restore this historic property and develop new uses. It is also possible to integrate proposals of requalification of Rua do Passeio up towards the subway connection, and the scenic restoration of the Passeio Público.

This intervention is a new opportunity in the search for environmental solutions that promote the city's low-carbon and sustainable development.



Expected program:

Building restoration and development of new uses.

Suggested uses are cultural or institutional services, but candidates may incorporate other uses such as tourism or commercial activities. The property is located in the Cultural Corridor Special Zone: projects must thereby abide the permitted uses and activities. It is also requested that sustainability and resilience techniques be employed in historic buildings.

It is recommended that the requalification of Rua do Passeio up to the subway connection

and the landscaping restoration of Passeio Público park be included in the proposal.

Partnerships may be set up with local property owners and institutions to enhance the urban improvements. Bidders may integrate adjacent buildings in their project proposal.

Owner:

Municipality of Rio de Janeiro.

Plot area:

750 m².

Type of property transfer intended:

Concession.

Presentation of the site and expectation for its redevelopment

The site is located in the historical and cultural center of Rio, home to many heritage buildings, galleries, museums, theaters and academic buildings. The neighborhood has very good public transportation services: close to Santos Dumont Airport, and with Cinelândia subway station located 300 meters away, the neighborhood is also served by several bus lines. In Rua do Passeio, bus connects the area to the Metropolitan Region. The sidewalks have Portuguese stones pavement generally in good condition. However, there is no bike path nearby. This area has large circulation of people and vehicles not only during business hours but also on weekends and holidays.

The building is located on Rua do Passeio, 90, in the block bounded on the right by Rua das Marrecas and on the left by Largo da Lapa. Its neoclassical facade opens directly onto the sidewalk, establishing limits with the School of Music (Federal University of Rio de Janeiro, UFRJ) and with an empty plot owned by the Superior School of Industrial Design (Rio de Janeiro State University January, UERJ).

Located just in front of the Automobile Club, the Passeio Público park, dating from 1788, is the country's first public garden, redesigned by the French landscape designer Auguste Glaziou in 1861. Among the most outstanding heritage features in the immediate vicinity are the Arches of the Lapa, former Carioca Aqueduct that transported the waters of the Carioca River to Largo da Carioca; and Fundação Progresso, an eclectic architectural ensemble, which hosted Fábrica Almeida Comércio e Indústria de Ferro Ltda and became a modern cultural center today. The site is also close to Morro de Santa Teresa and its picturesque narrow streets enjoyed by the artists.

The building of the Automobile Club was originally a residence designed in the mid-nineteenth century by Manuel de Araújo Porto-Alegre. Later, it was acquired by Clube Cassino Fluminense in 1854 and reformed by the architect Luís Hoske. In this work, the building gained two floors and neoclassical lines. In 1924, it became the seat of the Automobile Club of Brazil.

Specific planning rules and regulations regarding the development of the site

The plot is located in the 2nd Administrative Region, in Planning Area 1, in Central Area 2 (AC-2), Decree 322/1976 and Law 2236/1994. It is also regulated by PAA 10600 / PAL 41632 - Cultural Corridor (Law 1139/1987):

- Maximum height: existing (building topped).
- Uses and activities: cultural, residential, commercial activities, services and small industry (see Decree number 322/197).

The building of the Automobile Club was protected by the Government of the State of Rio de Janeiro in 1965 through Decree "E" 802 of July 24, 1965. Later, it was protected by the municipality, in the 1980s, in the Protected Area called Cultural Corridor, along with many other architectural examples that make up the urban set of the Center, remaining mainly from the late nineteenth and early decades of the twentieth century.

The buildings protected by the cultural patrimony of the municipality cannot be demolished, nor have their exterior architectural features modified. Facades, volume and coverage are to be preserved. However, it is allowed that basic interventions necessary for immediate occupation and use are made, since the future restoration plan is presented and approved by the heritage sectors.

Any intervention that may be carried out on the property requires the guidance and approval of the guardianship bodies - INEPAC and IRPH, as well as IPHAN, due to its proximity to the Passeio Público.

The plot is located near these heritage places:

- BTM - School of Music of UFRJ
- BTN – Passeio Público
- BTN - Carioca Aqueduct (Arcos da Lapa).

Specific climate or environmental issues regarding the development of the site

The adoption of sustainable strategies in the works and operation of the buildings must consider the provisions of Decree No. 35.745 / 2012, which established the Qualification Qualiverde.

The criteria for obtaining the Qualiverde Qualification are set out in Joint Resolution SMU / SMAC No. 03 of December 05, 2012.

